

Project Name: **Essentials and Frosting SR 8 Entrance and Parking Lot Plan**

Applicant/Owner: Tong and Nancy Nokaya

Project Location: 1200 E. Seventh St. - Lot 99 of the Highland Addition
– NE corner of Seventh and Dewey Streets.

Zoning District: R-2 (single family residential district)
Use Variance Granted by BZA on July 24, 2007

Request: Parking Lot and Access/Entrance Plan approval

Legal Notice: Not applicable.

Auburn Zoning Code: Parking Lot Plan requirements: §150.350 (G) OFF-STREET PARKING

(G) REVIEW OF PLANS. All access drives and parking areas shall be approved by the Plan Commission except for R-1 and R-2 developments. The plans and specifications shall show the location, basis of capacity calculation, size, side design, surfacing, marking, lighting, drainage, curb cuts, entrances, exits, and any other detailed features essential to the complete design and construction of the parking area and be approved by the City Engineer. All properties subject to this subsection shall be limited to one access drive.

Summary:

The applicants request to develop and construct a new parking lot and new access drive/entrance located at the eastern portion of the property for the future lifestyle store retail establishment, which will consist of products to include home décor, interior and exterior accessories, women’s apparel, bath and body products.

The parking lot surface will be constructed of stone/gravel, contain approximately 3 parking spaces and 1 handicapped parking space for customers. The new access drive/entrance along west Seventh Street will be constructed with a concrete apron onto Seventh Street. The parking lot will be surrounded by lawn and landscaping.

The applicants filed the access drive/entrance plan (new street cut to SR 8) with the Indiana Department of Transportation on June 20, 2008.

Project History:

July 24, 2007 – Board of Zoning Appeals granted variances with the corresponding conditions:

1. Use Variance (residential use and a commercial retail business):
 - a. If there are any structural changes or expansion of either the residence or business, the Department of Building, Planning and Development office and the Board of Zoning Appeals will require further review of the use and building.
 - b. The building shall be occupied within the home décor and lifestyle retail business of this nature within one (1) year from the date of approval by the Board of Zoning Appeals, July 24, 2008, and subject to the plan commission approving the parking lot and access cut onto Seventh Street.

- c. Acquire approval from the Indiana Department of Transportation for a driveway cut/entrance access onto Seventh Street.
2. Development Standards Variance (Parking area propose (stone/gravel) rather than hard-surface):
 - a. A one year completion date for the project with a stone/gravel parking lot by July 24, 2008.
 - b. A three year completion date for making the parking lot hard surfaced by July 24, 2010.
 - c. If INDOT grants a driveway access to Seventh Street, the driveway apron (entrance) is to be raised to a similar height as Seventh Street, to be constructed of a hard-surface, and be constructed deeper into the property than is the standard practice for the safety of exiting traffic and to contain any of the stone/gravel within the property.
3. (Signage) Development Standards Variance (signage size in a residential area for the proposed use):
 - a. A one year completion date for the installation of the sign by July 24, 2008.
 - b. The sign shall not be illuminated by interior nor exterior lighting.

The Routing Committee (City of Auburn Departments): 07.02.08

Planning comments:

- 1) *If approved*, contact the Zoning Administrator from the Department of Building, Planning and Development office for improvement location permit requirements.
- 2) *If approved*, the applicant is also required to obtain a Sign Permit from the Department of Building, Planning and Development office.
- 3) *If approved*, Prior to construction, contact the City Engineer and Street Superintendent regarding city street and curb cut requirements for curbing installation along the Streets.
- 4) *If approved*, the applicant is also required to obtain an Excavation Permit from the Department of Building, Planning and Development office and must be approved by the Street Superintendent (within the City of Auburn Code of Ordinances jurisdiction).
- 5) *If approved*, Prior to construction, contact IUPPS 1-800.382.5544 for the location of City and other utility and infrastructure.
- 6) Add the plan commission signature and certification title to the plans.
- 7) *If approved*, prior to the project completion timeframe date, the hard-surfacing and drainage plan details will need to be submitted before any hard-surfacing is installed on the parking lot area and/or property.

Police Department comments:

- 1) Concerns about the ability of the traffic to safely access 7th Street from the proposed lot. Also concerns about the close proximity of the proposed access and the intersection at 7th and Dewey Streets.

All Other Departments:

Approve or No Comments.

The plan commission review committee:

There has been no review conducted by the Plan Commission Review Committee of this submittal.

Building, Planning and Development Staff Review:

Staff recommends approval for the parking lot plan and the access drive/entrance subject to the following condition(s):

1. Acquire and provide approval permit from the State Highway Department, prior to any construction beginning on the site for the proposal.
 2. Provide amended/revised parking lot plan to include hard-surfacing of the parking lot and drainage plan details for the property prior to the project completion timeframe date as required originally from the Board of Zoning Appeal by July 24, 2010.
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FINDINGS OF FACT:

1. Legal notice for this petition has been published and provided to adjoining landowners in accordance with the Indiana Code and local regulations. YES / NO

 2. The proposal made by the petitioner is consistent with the Comprehensive Plan of the City of Auburn. YES/NO

 3. The petitioner has satisfied all standards and conditions prescribed for approval under the City of Auburn zoning and subdivision ordinances. YES / NO

 4. The plan commission declares that this petition if approved will be subject to either:
A. All ordinances of the City of Auburn; or
B. All ordinances of the City of Auburn with the following exceptions:
 1. _____
 2. _____
 5. The proposal is consistent with other uses in the area, provides for coordination with existing and proposed developments and will not be injurious to the public's health, safety and morals. YES / NO

 6. The proposed development is not in a floodplain, and provides for adequate drainage. YES / NO

 7. The proposed development has access to all city utilities and thoroughfares. YES / NO

 8. The petitioner has made adjustments to the development to satisfy all the routing comments and concerns. YES / NO

 9. Due to the rapid development of the City of Auburn, the plan commission is required to monitor the extent and pace of development. The plan commission imposes the following time limitation upon the development plan approval:

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ACTION OF THE COMMISSION.

MOTION TO: Approve Deny Continue (date) _____ Table (date) _____ Withdraw

This proposal, if approved, will also be subject to compliance with the following conditions:

1. _____
2. _____
3. _____

which conditions ARE /ARE NOT to be recorded against the deed for the property.

Vote: Member	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Steve Bruns	_____	_____	_____	_____
Greg Kenner	_____	_____	_____	_____
Mike Likens	_____	_____	_____	_____
Dick McKean	_____	_____	_____	_____
Jerry Muzzillo	_____	_____	_____	_____
Don Myers	_____	_____	_____	_____
Rick Ring	_____	_____	_____	_____
Ellen Stahly	_____	_____	_____	_____
Barry Tilghman	_____	_____	_____	_____
Mike Watson	_____	_____	_____	_____
Al Wleklinski	_____	_____	_____	_____

Date